

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Adilabad Municipality – Certain variation in the Master Plan - Change of land use from Residential use zone to Industrial use in Sy.Nos.64/1, 64/2/1, 64/B, 65/1, 65/2, 65/4, 65/4/1, 65/6, 65/A, 65/B and 66/3 of Bhukthapur Village, Rampur Road, Adilabad to an extent of Ac.30-33 Guntas and re-alignment of 100 feet wide proposed Master Plan road (X-Y-Z) in Sy.No.21 of Rampur Village and Sy.Nos.62, 63, 64, 65 and 68 of Bhukthapur Village, Adilabad Town as “X -Y1 -Z”- Draft Variation – Confirmed – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 487

Dated the 25th July, 2009.

Read the following:-

1. G.O.Ms.No.297 MA., dated 20.5.1988.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.5780/2008/W, dated 6.9.2008.
3. Government Memo. No.15034/H1/2008-1, Municipal Administration and Urban Development Department, dated 17.9.2008.
4. From the Commissioner of Industries, Letter No.28/MA&UD/15034/H1/2008-1/FD, dated 27.9.2008.
5. Government Memo. No.15034/H1/2008-2, Municipal Administration and Urban Development Department, dated 20.01.2009.
6. From the Commissioner of Printing, A.P., Extraordinary Gazette No.46, Part-I, dated 23.1.2009.
7. Government Memo. No.15034/H1/2008-3, Municipal Administration and Urban Development Department, dated 13.2.2009.
8. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.5780/2008/W, dated 29.4.2009.
9. Government Memo. No.15034/H1/2008-4, Municipal Administration and Urban Development Department, dated 12.6.2009.
10. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.5780/2008/W, dated 10.7.2009.

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ORDER:

The draft variation to the Adilabad General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.297 MA., dated 20.5.1988 was issued in Government Memo. No. 15034/H1/2008-2, Municipal Administration and Urban Development Department, dated 20.01.2009 and published in the Extraordinary issue of A.P. Gazette No.46, Part-I, dated 23.1.2009. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 10.7.2009 has stated that the Commissioner, Adilabad Municipality has informed that the applicant has paid an amount of Rs.4,98,970/- (Rupees four lakhs ninety eight thousand nine hundred and seventy only) towards development and conversion charges as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Warangal.

The Municipal Commissioner, Adilabad Municipality, Adilabad District.

Copy to:

The individual through the Adilabad Municipality, Adilabad District.

The District Collector, Adilabad District.

The Private Secretary to Minister for MA&UD.

SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Adilabad Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 46, Part-I, dated 23.1.2009 as required by clause (b) of the said section.

VARIATION

The site in Sy.Nos.64/1, 64/2/1, 64/B, 65/1, 65/2, 65/4, 65/4/1, 65/6, 65/A, 65/B and 66/3, Bhukthapur Village, Rampur Road, Adilabad to an extent of Ac.30-33 Guntas, the boundaries of which are as shown in the schedule below and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Adilabad Town sanctioned in G.O.Ms.No.297 MA., dated 20.5.1988 is designated for Industrial use by variation of change of land use as marked as “**ABCDEFGH&I**”; and the 100 feet wide proposed Master Plan Road (X-Y-Z) in Sy.No.21 of Rampur Village and Sy.Nos.62, 63, 64, 65 and 68 of Bhukthapur Village, Adilabad Town is realigned as “**X-Y1-Z**” as shown in the revised part proposed land use map GTP.No.3/2009/W, which is available in Municipal Office, Adilabad Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall handover the affected site in the realignment of proposed 100 feet wide Master Plan road “X-Y-Z” as shown in the site plan passing through the sites A & C (as the site C is also belongs to the G.S.Oils Limited)
8. The applicant shall leave 100 feet buffer zone in the site under reference along the Ponnari River and provide green belt of 50 feet wide as recommended by APPCB authorities on other sides and tall growing trees to be planted.
9. The Municipal Commissioner, Adilabad Municipality shall inform the applicant to obtain prior permission of the competent authority before developing the site under reference.
10. The Municipal Commissioner, Adilabad Municipality shall prepare a Road Development Plan in consultation with Director of Town and Country Planning for the realigned 100 feet wide Master Plan road.
11. Any other conditions as may be imposed by the competent authority.

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SCHEDULE OF BOUNDARIES

**(for change of land use from Residential use zone to Industrial use to an extent of
Ac.30-33 Gts.)**

- North : Ponnari River.
- East : Land in S.No.58(P), 66 & 68 and Randevnagar
(W.S.Colony built up area)
- South : Open land belongs to G.S.Oil Mills Limited, applicants site in S.No.59, 63 and
open land of Sri Rajkumar Agarwal in S.No.63.
- West : Land belongs to Sri Rajkumar Agarwal in S.Nos.63 and Ponnari River.

SCHEDULE OF BOUNDARIES

(for realignment of 100 feet wide proposed Master Plan road)

- North : East side – Weaker section colony built up area (At – X)
- East : Rural Police Station existing, open land, existing sites of G.S.Oil Mills Limited
of sites A, B and C.
- South : 100 feet wide existing Master Plan road (At – Z)
- West : Existing Jayadev Industries, open lands, existing and proposed G.S.Oil Mills
Limited, Sites A and C.

**Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER